

PLANNING COMMISSION MINUTES

August 2, 1994

Present: Chairman Mark Green, Don Milligan, Elaine McKay, Lois Williams, Ken Cuter, Dean Jolley, Dick Drescher, Mike Homes; Barbara Holt, City Council Representative; Russell Mahan, City Attorney; Blaine Gehring, Planning and Redevelopment Director; Shirley Chevalier, Recording Secretary

The minutes of July 19, 1994 were approved as written by majority vote. Barbara Holt abstained since she was not present at this meeting.

Subdivisions

8-2-94.3 Preliminary approval of Franklin Farms Subdivision (revised), 2300 South between Orchard Drive and 200 West, Ronn Marshall, developer.

8-2~84.4 Final approval of Franklin Farms Subdivision, Phase 1, 2300 South 200 West, Ronn Marshall, developer.

Preliminary approval was granted to this subdivision on May 3, 1984 for 70 lots. The preliminary plans have been revised with the elimination of the cul-de-sac along Penman Lane. The developers are asking for final approve of twenty lots along 200 West Street as phase

1. Staff has reviewed the final plans for phase 1 and recommends approval subject to the following conditions:

1. Submission of a title report and proper signing of the plat by the owners;
2. Placing a utility block on the plat;
3. Come-on of subdivision ties and notes;
4. Corrections on the construction drawings as noted;
5. Posting of a site improvement bond as determined by Bountiful City;
6. Payment of a storm detention fee of \$11,643.45 for the first phase;
7. Payment of all required development fees.
8. (Added at the meeting) Add a temporary gravel surfaced turnaround to the northeast end of Penman Lane. This item may be waived H the extension of Penman i ane and future plats are approved and bonded to provide alternative access;
9. (Added at the meeting) The storm drain system to be reviewed prior to presenting to City Council.

Penman Lane dead ends and there was no provision made for a turnaround. Mr. Marshall said they could put in a temporary gravel turnaround, however Mr. Gehring said if the other phase is moving forward, there is no need for a turnaround.

Storm drainage was a concern on 2200 South Street and the condition of the curb and gutter. There are plans to improve this situation in the future. The developer will pay a storm drain fee when developing this property.

Mike Holmes made a motion to recommend to City Council, revised preliminary approval for the Franklin Farms Subdivision, and final approval of the Franklin Farms Subdivision, Phase 1, subject to recommendations of staff 1 through 7, adding #8 - a temporary gravel surfaced turnaround to the northeast end of Penman Lane, which may be waived if the extension of Penman Lane and future plats are approved and bonded to provide alternative access; #9 - the storm drain system to be reviewed prior to presenting to City Council; seconded by Don Milligan; unanimously approved.

Site Plans

8-2-94.5 Permission to build beyond 200 ft. from a public street at 2863 S. Cove Lane, Todd Bridge, owner.

Section 1413-105 E of the Bountiful City Zoning Ordinance, allows for homes to be built beyond 200 ft. from a public street in the Foothill Overlay Zone, with one of the conditions being that the Planning Commission review the request and make a recommendation to City Council. This allows for homes that are built too far from a public street and any fire hydrants to be provided with adequate fire protection by an extended fire hydrant, a sprinkling system in the home, a wide driveway for access marked with No Parking signs, etc. One of the property owners building at the end of this driveway, Monte Cassell, has already received approval to build beyond 200 ft., and Mr. Bridge is seeking his approval. The two properties and driveways will combine to provide the adequate turnaround and share the costs of extending the driveway, the fire hydrant, and water line. The site plan shows an adequate driveway 20 ft. wide with less than a 15% slope and a 60 ft. hammerhead turnaround ending within 150 ft. of the residences. The location of the fire hydrant was approved by the Fire Marshall.

Staff recommends sending a favorable recommendation to the City Council to approve Mr. Bridge's request to build beyond 200 ft. from the public street, provided the remaining conditions of Section 14-13-105 E regarding size of the driveway, No Parking signs along the driveway, an easement for the water line and fire hydrant, and the home being equipped with an automatic fire sprinkling system are met. Mr. Bridge has the legal right to use the stem and share the driveway. He is required to see that the road stays open so there is a 20 ft. wide lane for fire truck access.

Ordinance allows two flag stems to be together and two lots may share the same driveway. The problem here is that there are two lots on the street that use the flag for their driveway since they did not provide their own. The flag stem is jointly owned by Mr. Cassell and Mr. Bridge. There is an easement recorded that is signed by all four lot owners, granting easements across the stem and maintaining it.

Ken Cutler made a motion to recommend to City Council, approval to build beyond 200 ft. from

a public street for Todd Bridge at 2863 S. Cove Lane, subject to staff recommendations; seconded by Mike Homes; unanimously approved.

Zoning Ordinance Amendments

8-2-94.7 Consider adding a new Section 14-2-08 and amending Section 14-1-105 dealing with installation of improvements for Site Plans.

When mayor construction or remodel is done to commercial and multiple family units, the city requires the posting of an improvements bond equal to 5% of the value of the construction \$5,000. whichever is greater, when the building permit is issued. This is held until the improvements are completed. If the improvements cannot be done due to weather or other conditions, a Temporary Occupancy Permit is granted. However, once the building is occupied and the bond is only \$5,000, there is no real incentive to finish the improvements. The city is still holding bonds for work that was to have been completed three or four years ago.

The new process would require all improvements to be in prior to issuance of any occupancy permit. If weather or other conditions preclude the completion of the improvements, a bond in an amount equal to 125% of the value of the improvements to be completed is posted. There would be an agreement between the developer and the city that the improvements will be completed by an agreed upon date. If they are not completed by that date, the developer pays a penalty of 1 % of the band per day.

Mr. Gehring prepared recommendations for the Planning Commission's review which was discussed at this meeting. The Planning Commission agreed to table this item and have Mr. Gehring and Mr. Mahan review this further. Lois Williams made a motion to table this item for staff to further review; seconded by Mike Holmes; unanimously approved.

Miscellaneous

8-2-94.8 Consider adopting Policies and Procedures for the Planning Commission

A few years ago some proposed policies and procedures were drafted but never adopted. The Planning Commission has no formal policy statement, so Mr. Gehring and Mr. Mahan have revised the original proposal to provide a document which would give guidance and direction to the members d the Planning Commission.

After discussing the proposed document, this item was tabled so that revisions could be made which were recommended by the Planning Commission at this meeting.

Meeting adjourned at 8:35 PM.